

Article xx. Zoning By-Law Amendment – In-law Apartment

To see if the Town will amend its Protective Zoning By-Law by deleting in its entirety in Section 4.10A, In-law Apartment No Special Permit, paragraph 2, which reads:

The gross floor area of the In-law apartment shall not exceed 25% of the existing residence prior to approval of the Building Permit. All new construction or additions for the In-law use shall have a limit of 500 square feet.

And replacing it with the following:

The gross floor area of the In-law apartment shall not exceed 500 square feet or 25% of the finished habitable living space in the existing residence prior to approval of the Building permit, whichever is greater. Any addition to the existing structure for the In-law use shall not exceed 500 sq feet.

Explanation:

This by-law has been in use for over a year now, and this paragraph has been found to be confusing. This amendment is an effort to state more clearly the original intention of the paragraph. In the course of our discussions we considered the application of the existing language to smaller homes. Applied to a modest 3-bedroom ranch of 1,000 square feet, the existing language would limit the In-law apartment to 250 square feet, which we felt to be unduly restrictive.